



## 162 Austin Crescent

Eggbuckland, Plymouth, PL6 5QS

£525,000



# 162 Austin Crescent

Eggbuckland, Plymouth, PL6 5QS

£525,000



## AUSTIN CRESCENT, EGGBUCKLAND, PLYMOUTH, PL6 5QS

### ACCOMMODATION

Entrance via a composite front door which opens into a welcoming entrance hall.

### ENTRANCE HALL

15'1" x 6'2" (4.61m x 1.88m)

Grey wood effect laminate flooring. Dado rail. Staircase leads down to the lower half landing. Door opens into the dining room.

### DINING ROOM

16'4" x 9'4" (4.98m x 2.87m)

Feature fireplace with wooden mantle & surround. Inset contemporary electric fan fire. Curved uPVC double-glazed bay window to the front. Ample space for dining table. Dado rail. Wooden door with glazed panel opens into the kitchen. Galleried area & staircase leads down to the lounge.

### LOUNGE

16'4" x 13'6" (4.98m x 4.14m)

Feature media wall with space for television & sound bar. Electric fan fire built into media wall. Display areas on both chimney breast recesses with down lighting. Dado rail. Sliding uPVC double-glazed door which opens out to a composite decked terrace with distant views towards Derriford.

### COMPOSITE DECKED TERRACE

16'4" x 8'8" (4.98m x 2.65m)

### KITCHEN

Attractive matching white high gloss base & wall mounted units with a fitted twin oven & integrated dishwasher. Space for an American fridge freezer & tumble dryer. Plumbing for a washing machine. Central island incorporating a breakfast bar area. Roll edge laminate work surfaces have inset 4 ring induction hob with filter hood over. 1.5 bowl sink unit with mixer tap. Grey brick-style splash-back. Two uPVC double-glazed window to the rear with distant views over Derriford. Staircase leads up to an inner hallway.

### INNER HALLWAY

6'4" x 4'5" (1.94m x 1.35m)

Dado rail. Door into cloakroom & garage. Grey wood effect laminate flooring.

### CLOAKROOM

4'11" x 4'3" (1.52m x 1.3m)

Matching suite of close coupled wc, wash hand basin inset into a roll edge work top with high gloss storage cupboard below. Tiled walls to dado height. Obscured uPVC double-glazed window to the side. Grey wood effect laminate flooring.

### LOWER HALF LANDING

11'8" x 4'6" (3.56m x 1.39m)

Staircase leads down to the lower ground floor. uPVC double-glazed window to the side. Doors leading to the bathroom & gym.

### BATHROOM

15'9" x 10'2" (4.82m x 3.12m)

Matching suite of separate shower cubical, free standing 4 claw bath, wc, bidet & His and Hers curved sinks inset into a roll edge work surface with high gloss storage cupboards below. Tiled walls & floor. Obscured uPVC double-glazed window to the front. Ceiling spotlights.

### GYM LOBBY

8'1" x 4'1" (2.47m x 1.26m)

The gym is split into 2 areas. A lobby area first. A good-sized storage space with a square arch opening into the main gym.

### GYM

12'3" x 8'1" (3.75m x 2.47m)

uPVC double-glazed window to the side. Laminate wood flooring.

### LOWER GROUND FLOOR

10'9" x 9'2" (3.3m x 2.81m)

A doorway into the inner hallway. Door to bedroom 2.

### BEDROOM TWO

10'10" x 8'8" (3.31m x 2.65m)

Ceiling spotlights. uPVC double-glazed window to the rear with distant views towards Derriford. Archway opens into the dressing room.

### DRESSING ROOM

10'2" x 8'1" (3.12m x 2.48m)

uPVC double-glazed window to the rear with distant views towards Derriford. Currently being used as a games room/dressing room.

### INNER HALLWAY

15'5" x 6'1" (4.71m x 1.87m)

A couple of steps down to the master bedroom. Doors leading to the study, bedroom 3 & master bedroom.

### STUDY

6'11" x 6'2" (2.12m x 1.88m)

Obscured uPVC double-glazed window to the front.

### BEDROOM THREE

10'6" x 9'4" (3.21m x 2.85m)

uPVC double-glazed window to the front.

### MASTER BEDROOM

13'0" narrowing to 9'4" x 13'7" narrowing to 7'5" (3.98m narrowing to 2.86m x 4.15m narrowing to 2.27)

Fitted wardrobes with twin doors to one wall. Sliding uPVC double-glazed door which opens out to a composite decked terrace with views towards Derriford. Door into the en-suite.

### COMPOSITE DECKED TERRACE

18'11" x 9'9" (5.77m x 2.98m)

### EN-SUITE

Matching suite of fitted shower cubical with electric Bristan shower, close coupled wc & His and Hers sinks inset into a worktop with grey high gloss vanity storage cupboards below. Wall mounted mirrored medicine cabinet. Chrome heated towel rail. Tiled walls. Wood effect vinyl flooring with under-floor heating. Ceiling spotlights. Extractor fan. Obscured uPVC double-glazed window to the side.

### ANNEX

Entrance via a uPVC double-glazed door with leaded light panels & obscured glazed panel to one side opens to the entrance hall.

## ENTRANCE HALL

7'9" x 4'1" (2.38m x 1.25m)

Door leading to bedroom one. Square arch opening to the inner hall.

## BEDROOM ONE

15'9" x 7'8" (4.81m x 2.36m)

The room is divided into 2 areas, one being dressing area with part partition. Entrance opening into the main section of bedroom. uPVC double-glazed window to the side.

## INNER HALLWAY

8'9" x 3'6" (2.69m x 1.09m)

Doors leading to the shower room, storage cupboard, lounge & kitchen.

## LOUNGE

10'10" x 8'9" (3.31m x 2.53m)

Ceiling spotlights. uPVC double-glazed French doors open to the garden.

## KITCHEN

9'9" x 7'9" (2.99m x 2.38m)

Matching base & wall mounted units to include spaces for cooker, washing machine & tumble dryer. Roll edge laminate work surface has inset 1.5 bowl sink unit with mixer tap. Tiled splash-back. Heatline boiler. Laminate wood flooring. Ceiling spotlights.

## SHOWER ROOM

6'2" x 5'11" (1.89m x 1.82m)

Matching suite of fitted shower cubical, pedestal wash hand basin & close coupled wc. Wood effect vinyl flooring. Extractor fan. Grey brick style part tiled walls with open storage recess.

## GAMES ROOM

6'2" x 5'11" (1.89m x 1.82m)

Square arch opening into a study area.

## STUDY AREA

5'11" x 6'0" (1.81m x 1.84m)

Door opening to the dressing room.

## DRESSING ROOM

10'6" x 5'4" (3.22m x 1.64m)

Twin doors to storage cupboards. Ceiling spotlights. Square arch opens into bedroom 2.

## BEDROOM TWO

9'5" x 9'1" maximum (2.88m x 2.78m maximum)

uPVC double-glazed window to the side. Ceiling spotlights. Currently being used as a gym.

## GARAGE

19'5" x 16'0" (5.94m x 4.88m)

Double garage which is currently being used as a games room/parking. uPVC double-glazed window to the side. Wall mounted Worcester boiler. Electric up & over door. Hexagonal featured lights. Access hatch to roof void. Tiled effect hard rubber flooring.

## OUTSIDE

The property is approached via a concrete driveway allowing off-road parking. A couple of steps lead to the main front door. A stepped path leads down to the annex & rear garden. The main front garden is laid for ease of maintenance with stone & slate chipped sections. Inset palm tree. Galvanised steps run down the side of the property. Access door into annex.

## GARDEN

To the rear is a large garden which has a number of seating areas & a good-sized lawn. A couple of steps lead down to a decked seating area with a further couple of terraces below. These are laid to stone chippings & a paved patio seating area at the bottom of the garden with flower bed, inset shrubs & plants to one side.

## COUNCIL TAX

Plymouth City Council

Council Tax Band: E

Total area: 289.5 Sq Meters

## SERVICES PLYMOUTH

The property is connected to all the mains services: gas, electricity, water and drainage.



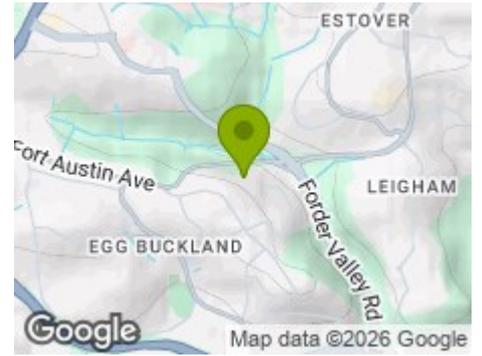
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

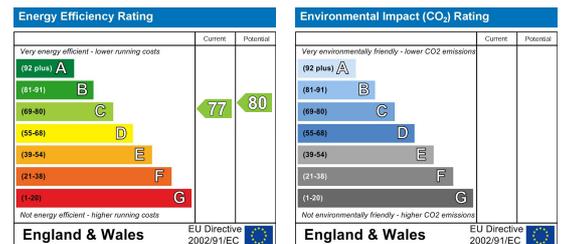


Made with Metropix ©2025

## Viewing

Please contact our Plymouth Office on 01752 664125 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.